073.0	0002	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,058,400	/	1,058,400
USE VALUE:	1,058,400	/	1,058,400
ASSESSED:	1,058,400	/	1,058,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHRISTIANA GREG & ANGELA
Owner 2:	
Owner 3:	
Street 1:	82 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOHANTI SANJEEV -
Owner 2:	HONJO SAYAKO -
Street 1:	82 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,123 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Wood Shingle Exterior and 2405 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9123.000	572,800		485,600	1,058,400
Total Card	0.209	572,800		485,600	1,058,400
Total Parcel	0.209	572,800		485,600	1,058,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 440.08 | /Parcel: 440.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	46220
GIS Ref	
GIS Ref	
Insp Date	10/09/18

!6146!

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0002-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	572,900	0	9,123.	485,600	1,058,500	1,058,500	Year End Roll	12/18/2019
2019	101	FV	430,700	0	9,123.	450,900	881,600	881,600	Year End Roll	1/3/2019
2018	101	FV	430,700	0	9,123.	450,900	881,600	881,600	Year End Roll	12/20/2017
2017	101	FV	430,700	0	9,123.	395,400	826,100	826,100	Year End Roll	1/3/2017
2016	101	FV	430,700	0	9,123.	360,700	791,400	791,400	Year End	1/4/2016
2015	101	FV	414,100	0	9,123.	319,100	733,200	733,200	Year End Roll	12/11/2014
2014	101	FV	414,100	0	9,123.	301,800	715,900	715,900	Year End Roll	12/16/2013
2013	101	FV	414,100	0	9,123.	287,200	701,300	701,300		12/13/2012

PRINT

Date	Time
12/10/20	20:57:13

LAST REV

Date	Time
12/03/20	14:24:06
danam	
6146	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOHANTI SANJEEV	61566-40		4/8/2013		699,900	No	No		
VALLARELLI RICH	44241-181		12/8/2004		641,500	No	No		
SHANLEY ALICE/M	42363-161		3/31/2004	Change>Sale	375,000	No	No		
MILLS ESTHER M	41248-437		10/22/2003	Family	10	No	No		
	20112-570		10/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	46220
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2020	1278	Addition	262,750	O				
7/13/2017	805	Add Bath	50,000	C				
2/10/2010	99	Wood-Sto	4,000	C				
5/14/2004	426	Addition	20,000			G6	GR FY06	2ND STY SHELL
4/13/2004	250	Demoliti	2,500					DEMO OF INTERIOR P

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
6/2/2010	Info Fm Prmt	BR	B Rossignol
12/12/2008	Missed Appt.	189	PATRIOT
12/12/2008	Measured	189	PATRIOT
7/29/2008	External Ins	BR	B Rossignol
3/30/2005	MLS	MM	Mary M
3/1/2005	Permit Visit	BR	B Rossignol
6/22/2004	MLS	MM	Mary M
11/23/1999	Inspected	267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9123		Sq. Ft.	Site		0	70.	0.76	12									485,586						485,600	

Total AC/HA: 0.20944 | Total SF/SM: 9123 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 485,586 | Spl Credit | Total: 485,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19773078
Const Adj.:	0.98943305
Adj $ / SQ:	148.134
Other Features:	138344
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	600452
Depreciation:	27621
Depreciated Total:	572831

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

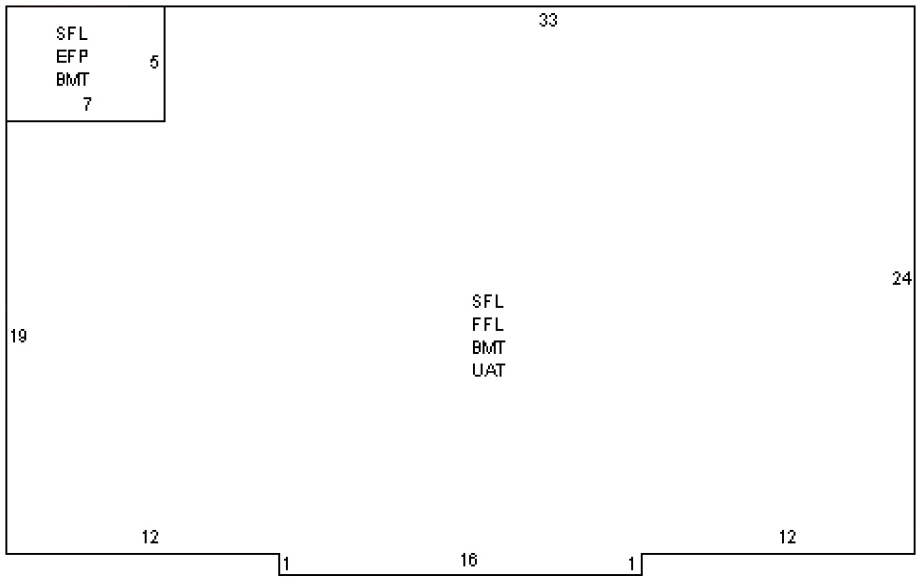
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.24
Special Features:	0	Val/Su Net:	181.09
Final Total:	572800	Val/Su SzAd	298.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	976	58.880	57,470
SFL	Second Floor	976	148.130	144,579
FFL	First Floor	941	148.130	139,394
UAT	Upper Attic	235	59.250	13,939
EFP	Enclos Porch	35	71.830	2,514
	Net Sketched Area:	3,163	Total:	357,896
Size Ad	1917	Gross Are	3869	FinArea 2405

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0002-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: